

Fill in this information to identify your case:

United States Bankruptcy Court for the:

DISTRICT OF HAWAII

Case number (if known)

Chapter 11

Check if this an amended filing

Official Form 201

**Voluntary Petition for Non-Individuals Filing for Bankruptcy**

06/22

If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and the case number (if known). For more information, a separate document, *Instructions for Bankruptcy Forms for Non-Individuals*, is available.

1. Debtor's name	<u>Pancakes of Hawaii, Inc.</u>		
2. All other names debtor used in the last 8 years	<u>DBA The Original Pancake House</u> Include any assumed names, trade names and doing business as names		
3. Debtor's federal Employer Identification Number (EIN)	<u>99-0144653</u>		
4. Debtor's address	Principal place of business  <u>1414 DILLINGHAM BLVD #107</u> <u>Honolulu, HI 96817</u> Number, Street, City, State & ZIP Code	Mailing address, if different from principal place of business  P.O. Box, Number, Street, City, State & ZIP Code	Location of principal assets, if different from principal place of business  Number, Street, City, State & ZIP Code
5. Debtor's website (URL)			
6. Type of debtor	<input checked="" type="checkbox"/> Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP)) <input type="checkbox"/> Partnership (excluding LLP) <input type="checkbox"/> Other. Specify: _____		

## 7. Describe debtor's business

## A. Check one:

- Health Care Business (as defined in 11 U.S.C. § 101(27A))
- Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))
- Railroad (as defined in 11 U.S.C. § 101(44))
- Stockbroker (as defined in 11 U.S.C. § 101(53A))
- Commodity Broker (as defined in 11 U.S.C. § 101(6))
- Clearing Bank (as defined in 11 U.S.C. § 781(3))
- None of the above

## B. Check all that apply

- Tax-exempt entity (as described in 26 U.S.C. §501)
- Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. §80a-3)
- Investment advisor (as defined in 15 U.S.C. §80b-2(a)(11))

C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor. See <http://www.uscourts.gov/four-digit-national-association-naics-codes>.7225

## 8. Under which chapter of the Bankruptcy Code is the debtor filing?

A debtor who is a "small business debtor" must check the first sub-box. A debtor as defined in § 1182(1) who elects to proceed under subchapter V of chapter 11 (whether or not the debtor is a "small business debtor") must check the second sub-box.

## Check one:

- Chapter 7
- Chapter 9
- Chapter 11. Check all that apply:

- The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D), and its aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$3,024,725. If this sub-box is selected, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if any of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
- The debtor is a debtor as defined in 11 U.S.C. § 1182(1), its aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$7,500,000, and it chooses to proceed under Subchapter V of Chapter 11. If this sub-box is selected, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return, or if any of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
- A plan is being filed with this petition.
- Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).
- The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the *Attachment to Voluntary Petition for Non-Individuals Filing for Bankruptcy under Chapter 11* (Official Form 201A) with this form.
- The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2.

 Chapter 12

## 9. Were prior bankruptcy cases filed by or against the debtor within the last 8 years?

If more than 2 cases, attach a separate list.

 No. Yes.District \_\_\_\_\_  
District \_\_\_\_\_When \_\_\_\_\_  
When \_\_\_\_\_Case number \_\_\_\_\_  
Case number \_\_\_\_\_

10. Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor?

No  
 Yes.

List all cases. If more than 1, attach a separate list

Debtor \_\_\_\_\_ Relationship \_\_\_\_\_  
District \_\_\_\_\_ When \_\_\_\_\_ Case number, if known \_\_\_\_\_

11. Why is the case filed in this district?

Check all that apply:

Debtor has had its domicile, principal place of business, or principal assets in this district for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other district.  
 A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this district.

12. Does the debtor own or have possession of any real property or personal property that needs immediate attention?

No

Yes. Answer below for each property that needs immediate attention. Attach additional sheets if needed.

Why does the property need immediate attention? (Check all that apply.)

It poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety.  
What is the hazard? \_\_\_\_\_  
 It needs to be physically secured or protected from the weather.  
 It includes perishable goods or assets that could quickly deteriorate or lose value without attention (for example, livestock, seasonal goods, meat, dairy, produce, or securities-related assets or other options).  
 Other \_\_\_\_\_

Where is the property?

Number, Street, City, State & ZIP Code

Is the property insured?

No

Yes. Insurance agency \_\_\_\_\_

Contact name \_\_\_\_\_

Phone \_\_\_\_\_

### Statistical and administrative information

13. Debtor's estimation of available funds

Check one:

Funds will be available for distribution to unsecured creditors.  
 After any administrative expenses are paid, no funds will be available to unsecured creditors.

14. Estimated number of creditors

1-49  
 50-99  
 100-199  
 200-999

1,000-5,000  
 5,001-10,000  
 10,001-25,000

25,001-50,000  
 50,001-100,000  
 More than 100,000

15. Estimated Assets

\$0 - \$50,000  
 \$50,001 - \$100,000  
 \$100,001 - \$500,000  
 \$500,001 - \$1 million

\$1,000,001 - \$10 million  
 \$10,000,001 - \$50 million  
 \$50,000,001 - \$100 million  
 \$100,000,001 - \$500 million

\$500,000,001 - \$1 billion  
 \$1,000,000,001 - \$10 billion  
 \$10,000,000,001 - \$50 billion  
 More than \$50 billion

16. Estimated Liabilities

\$0 - \$50,000

\$1,000,001 - \$10 million

\$500,000,001 - \$1 billion

Debtor

**Pancakes of Hawaii, Inc.**

Name

Case number (if known)

<input type="checkbox"/> \$50,001 - \$100,000	<input type="checkbox"/> \$10,000,001 - \$50 million	<input type="checkbox"/> \$1,000,000,001 - \$10 billion
<input type="checkbox"/> \$100,001 - \$500,000	<input type="checkbox"/> \$50,000,001 - \$100 million	<input type="checkbox"/> \$10,000,000,001 - \$50 billion
<input checked="" type="checkbox"/> \$500,001 - \$1 million	<input type="checkbox"/> \$100,000,001 - \$500 million	<input type="checkbox"/> More than \$50 billion

**Request for Relief, Declaration, and Signatures**

**WARNING** -- Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

**17. Declaration and signature  
of authorized  
representative of debtor**

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

I have been authorized to file this petition on behalf of the debtor.

I have examined the information in this petition and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on May 24, 2023  
MM / DD / YYYY

**X** /s/ Young Acopan

Signature of authorized representative of debtor

**Young Acopan**

Printed name

Title President

**18. Signature of attorney**

**X** /s/ Chuck C. Choi

Signature of attorney for debtor

Date **May 24, 2023**

MM / DD / YYYY

**Chuck C. Choi**

Printed name

**Choi & Ito**

Firm name

**700 Bishop Street, Suite 1107  
Honolulu, HI 96813**

Number, Street, City, State & ZIP Code

Contact phone 808-533-1877

Email address cchoi@hibklaw.com

**6435 HI**

Bar number and State

Fill in this information to identify the case:

Debtor name Pancakes of Hawaii, Inc.

United States Bankruptcy Court for the: DISTRICT OF HAWAII

Case number (if known) \_\_\_\_\_

Check if this is an amended filing

Official Form 202

## Declaration Under Penalty of Perjury for Non-Individual Debtors

12/15

An individual who is authorized to act on behalf of a non-individual debtor, such as a corporation or partnership, must sign and submit this form for the schedules of assets and liabilities, any other document that requires a declaration that is not included in the document, and any amendments of those documents. This form must state the individual's position or relationship to the debtor, the identity of the document, and the date. Bankruptcy Rules 1008 and 9011.

**WARNING -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.**

### Declaration and signature

I am the president, another officer, or an authorized agent of the corporation; a member or an authorized agent of the partnership; or another individual serving as a representative of the debtor in this case.

I have examined the information in the documents checked below and I have a reasonable belief that the information is true and correct:

- Schedule A/B: Assets–Real and Personal Property* (Official Form 206A/B)
- Schedule D: Creditors Who Have Claims Secured by Property* (Official Form 206D)
- Schedule E/F: Creditors Who Have Unsecured Claims* (Official Form 206E/F)
- Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G)
- Schedule H: Codebtors* (Official Form 206H)
- Summary of Assets and Liabilities for Non-Individuals* (Official Form 206Sum)
- Amended Schedule*
- Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders* (Official Form 204)
- Other document that requires a declaration* \_\_\_\_\_

I declare under penalty of perjury that the foregoing is true and correct.

Executed on May 24, 2023

X /s/ Young Acopan

Signature of individual signing on behalf of debtor

Young Acopan

Printed name

President

Position or relationship to debtor

Fill in this information to identify the case:

Debtor name **Pancakes of Hawaii, Inc.**

United States Bankruptcy Court for the: **DISTRICT OF HAWAII**

Case number (if known): \_\_\_\_\_

Check if this is an  
amended filing

## Official Form 204

### Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders

12/15

A list of creditors holding the 20 largest unsecured claims must be filed in a Chapter 11 or Chapter 9 case. Include claims which the debtor disputes. Do not include claims by any person or entity who is an insider, as defined in 11 U.S.C. § 101(31). Also, do not include claims by secured creditors, unless the unsecured claim resulting from inadequate collateral value places the creditor among the holders of the 20 largest unsecured claims.

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
FPA Kapiolani Associates c/o Michael A. Yoshida, Esq. 1003 Bishop Street, 1600 Honolulu, HI 96813		Claims asserted in 1DRC-22-0005523 - FPA Kapiolani Associates v. Pancakes of Hawaii	Contingent, Unliquidated, Disputed			\$350,000.00
Costco Consumer &Costco Small Business P.O. 790046 Saint Louis, MO 63179-0046		Credit card purchases				\$80,000.00
Capital One P.O. Box 30285 Salt Lake City, UT 84130-0285		Credit card purchases				\$63,000.00
Sysco PO Box 855 Honolulu, HI 96808		Trade debt				\$24,000.00
Keith Kiuchi, A Law Corporation 1001 Bishop Street Suite 985 Honolulu, HI 96813	Keith Kiuchi kkiuchi106@cs.com	Legal fees				\$1,500.00
Alasco 2771 Waiwai Loop Honolulu, HI 96819-1941						Unknown
BioCare of Hawaii, Inc. P.O. Box 701057 Kapolei, HI 96709-1057						Unknown

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services,	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Cornerstone Air Conditioning, Inc. 1318-D Hart Street #A7 Honolulu, HI 96817						Unknown
Dept of Labor & Industrial Relations 830 Punchbowl St #321 Honolulu, HI 96813						Unknown
FIRST HAWAIIAN BANK P.O. BOX 4070 Honolulu, HI 96812-4070						Unknown
Hawaii Gas P.O. Box 29850 Honolulu, HI 96820-2250	Nate Nelson, Esq. nnelson@hawaiigas.com	Propane Gas				Unknown
Hawaiian Electric Company P.O. Box 30260 Honolulu, HI 96820	Kevin Oda, Esq. kevin.oda@hawaiianelectric.com	Electricity				Unknown
Hawaiian Sun Products Inc. 259 Sand Island Access Rd Honolulu, HI 96819						Unknown
Hawaiian Telcom Legal Department 1177 Bishop Street Honolulu, HI 96813		Telephone / Internet				Unknown
HMSA P.O. Box 29810 Honolulu, HI 96820-2210						Unknown
HPC Foods, Ltd. 288 Libby Street Honolulu, HI 96819						Unknown
Internal Revenue Service Ogden, UT 84201						Unknown
Namhoon Kim, CPA 1441 Kapiolani Blvd Ste 1200 Honolulu, HI 96814						Unknown
Pacific Sausages Co., Inc. 1818 Republican Street Honolulu, HI 96819						Unknown

Debtor Pancakes of Hawaii, Inc.  
Name

Case number (*if known*) \_\_\_\_\_

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services,	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
<b>Rocky Road Products, Inc.</b> 41-520 Hihimanu Street Waimanalo, HI 96795						<b>Unknown</b>

United States Bankruptcy Court  
District of Hawaii

In re Pancakes of Hawaii, Inc.

Debtor(s)

Case No.

Chapter

11

**LIST OF EQUITY SECURITY HOLDERS**

Following is the list of the Debtor's equity security holders which is prepared in accordance with rule 1007(a)(3) for filing in this Chapter 11 Case

Name and last known address or place of business of holder	Security Class	Number of Securities	Kind of Interest
<b>Young Acopan 1414 DILLINGHAM BLVD #107 Honolulu, HI 96817</b>		<b>100%</b>	

**DECLARATION UNDER PENALTY OF PERJURY ON BEHALF OF CORPORATION OR PARTNERSHIP**

I, the **President** of the corporation named as the debtor in this case, declare under penalty of perjury that I have read the foregoing List of Equity Security Holders and that it is true and correct to the best of my information and belief.

Date May 24, 2023

Signature /s/ Young Acopan  
Young Acopan

*Penalty for making a false statement of concealing property: Fine of up to \$500,000 or imprisonment for up to 5 years or both.  
18 U.S.C. §§ 152 and 3571.*

**United States Bankruptcy Court  
District of Hawaii**

In re **Pancakes of Hawaii, Inc.**

Debtor(s)

Case No.

Chapter

**11**

**VERIFICATION OF CREDITOR MATRIX**

I, the President of the corporation named as the debtor in this case, hereby verify that the attached list of creditors is true and correct to the best of my knowledge.

Date: **May 24, 2023**

**/s/ Young Acopan**  
**Young Acopan/President**  
Signer>Title

Alesco  
2771 Waiwai Loop  
Honolulu, HI 96819-1941

BioCare of Hawaii, INC.  
P.O. Box 701057  
Kapolei, HI 96709-1057

Capital One  
P.O. Box 30285  
Salt Lake City, UT 84130-0285

Cornerstone Air Conditioning, Inc.  
1318-D Hart Street #A7  
Honolulu, HI 96817

Costco Consumer &Costco Small Business  
P.O. 790046  
Saint Louis, MO 63179-0046

Dept of Labor & Industrial Relations  
830 Punchbowl St #321  
Honolulu, HI 96813

FIRST HAWAIIAN BANK  
P.O. BOX 4070  
Honolulu, HI 96812-4070

FPA Kapiolani Associates  
c/o Michael A. Yoshida, Esq.  
1003 Bishop Street, 1600  
Honolulu, HI 96813

Hawaii Gas  
P.O. Box 29850  
Honolulu, HI 96820-2250

Hawaiian Electric Company  
P.O. Box 30260  
Honolulu, HI 96820

Hawaiian Sun Products Inc.  
259 Sand Island Access Rd  
Honolulu, HI 96819

Hawaiian Telcom  
Legal Department  
1177 Bishop Street  
Honolulu, HI 96813

HMSA  
P.O. Box 29810  
Honolulu, HI 96820-2210

HPC Foods, Ltd.  
288 Libby Street  
Honolulu, HI 96819

Internal Revenue Service  
Ogden, UT 84201

Keith Kiuchi, A Law Corporation  
1001 Bishop Street Suite 985  
Honolulu, HI 96813

Namhoon Kim, CPA  
1441 Kapiolani Blvd Ste 1200  
Honolulu, HI 96814

Pacific Sausages Co., Inc.  
1818 Republican Street  
Honolulu, HI 96819

Rocky Road Products, Inc.  
41-520 Hihimanu Street  
Waimanalo, HI 96795

State of Hawaii Department of Taxation  
Attn: Bankruptcy Unit  
P.O. Box 259  
Honolulu, HI 96813

Sysco  
PO Box 855  
Honolulu, HI 96808

The Islander Group, Inc.  
269 Pali'i Street  
Mililani, HI 96789

The Original Pancake House  
8601 Southweset 24th Avenue  
Portland, OR 97219

Waiakamilo Shopping Center  
3737 Manoa Road  
Honolulu, HI 96822

Wong's Meat Market, LTD  
1200 Sand Island Parkway  
Honolulu, HI 96819-4349

Young Acopan  
1414 DILLINGHAM BLVD #107  
Honolulu, HI 96817

**United States Bankruptcy Court  
District of Hawaii**

In re **Pancakes of Hawaii, Inc.**

Debtor(s)

Case No.  
Chapter

**11**

**CORPORATE OWNERSHIP STATEMENT (RULE 7007.1)**

Pursuant to Federal Rule of Bankruptcy Procedure 7007.1 and to enable the Judges to evaluate possible disqualification or recusal, the undersigned counsel for Pancakes of Hawaii, Inc. in the above captioned action, certifies that the following is a (are) corporation(s), other than the debtor or a governmental unit, that directly or indirectly own(s) 10% or more of any class of the corporation's(s') equity interests, or states that there are no entities to report under FRBP 7007.1:

■ None [*Check if applicable*]

**May 24, 2023**

Date

**/s/ Chuck C. Choi**

**Chuck C. Choi**

Signature of Attorney or Litigant  
Counsel for Pancakes of Hawaii, Inc.  
Choi & Ito

**700 Bishop Street, Suite 1107  
Honolulu, HI 96813  
808-533-1877 Fax:808-566-6900  
cchoi@hibklaw.com**